

Rosenberg Corey

From: Diana Pfenning <livinginfaith67@yahoo.com>
Sent: Wednesday, May 03, 2017 7:35 AM
To: SHS Exhibits
Subject: House Bill 2004

Hi my name is Diana Pfenning, I'm a constituent and live here in Salem, Oregon. I am emailing you today in regards to House Bills 2004 and any other bill that eliminates No Cause notices. I ask you to please vote against this bill because of how it will affect the landlords and the good tenants in this state. As a Landlord myself, I know these bills will not work but instead make things more difficult for all concerned. By not allowing a No cause notice it is only going to make it more difficult to get rid of difficult tenants that are causing issues for good tenants. A 30 day with cause notice is one of the most difficult things to issue in the first place in some instances as you need solid proof before you can issue it. For example, you have a tenant who is complaining about another tenant doing drugs in their unit and they don't feel safe. In order to issue the 30 day with cause you have to have solid proof it is actually happening and not the tenant just telling you this because they are mad at the other tenant. If you issue a 30 day with cause notice without proof then eventually the concern is a court battle based off he said she said. Yes you can issue a 24hour notice to inspect the property yourself to see if what your being told is actually happening but what do you think the first thing a tenant is going to do when they know you're going into their unit, hide everything!! Eliminating a No cause notice will allow these types of tenants to stay in the unit forcing good tenants to leave. You will also have good tenants asking you why you are not doing anything, why aren't you kicking this person out, why am I in a sense being forced to leave so I can feel safe in my own home. They don't understand we have to have solid proof before we can do anything, hearsay will not stand up in court. **Please** vote against this bill as it will cause more damage than good!!

Thank you, Diana Pfenning